

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE	REGULAR SESSION WEDNESDAY, FEBRUARY 13, 2019 @ 5:15 PM
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “January 23, 2019”
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the existing F and M Bank Building demolition and rebuild at 530 South Cherokee Lane (Applicant: PAC Lodi TIC - Joseph Pickett; File Number: 2019-01 SP; CEQA Determination: Exempt Per Section 15301)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

****NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right of Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

January 23, 2019 Minutes

The above Site Plan and Architectural Review Committee minutes were not available at the time of packet preparation.

They will be made available prior to the start of the February 13, 2019 meeting if ready.



CITY OF LODI

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Staff Report

MEETING DATE: February 13, 2019

APPLICATION NO: 2019-01 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the existing F and M Bank Building demolition and rebuild at 530 South Cherokee Lane (Applicant: PAC Lodi TIC - Joseph Pickett; File Number: 2019-01 SP; CEQA Determination: Exempt Per Section 15301)

LOCATION: 530 South Cherokee Lane
Lodi, CA 95240
APN: 047-450-17

APPLICANT: PAC Lodi TIC
c/o Joseph Pickett
7310 North Remington Ave
Fresno, CA 93711

PROPERTY OWNER: J & J Holdings LLC
c/o Joseph Pickett
7310 North Remington Ave
Fresno, CA 93711

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of PAC Lodi TIC. c/o Mr. Joseph Pickett for the existing Farmers and Merchants Bank Building demolition and rebuild at 530 South Cherokee Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

PROJECT/AREA DESCRIPTION

General Plan Designation: Commercial
Zoning Designation: General Commercial
Property Size: 65776 sq. ft. / 1.51 acres

SUMMARY

The applicant proposes to demolish the existing Farmers and Merchants Bank Pad Building and construct a new 4,200 sq ft pad building that will have 3 tenant spaces. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

BACKGROUND / ANALYSIS

As part of K-Mart closing the Lodi retail store, the shopping center owners ultimately re-tenanted the space with Planet Fitness, Grocery Outlet, DD's Discounts and Salvation Army Store. The property owner also made major façade improvements to the buildings. This has been a major investment into this shopping center.

The applicant is now requesting approval to demolish the existing Farmers and Merchants bank pad building and build a new 4,200 sq ft building with 3 tenants. (Attachment B)

The applicant is proposing to:

- Demolish the existing pad building.
- Rebuild a new 4,200 sq ft pad building.
- The new pad building will include three tenants – Farmers and Merchants Bank, Dutch Brothers Coffee and an insurance office.
- The Farmers and Merchants Bank will retain their drive thru for bank customers (detached ATM).
- The Dutch Brothers Coffee includes a drive thru for customers with 12 car stacking spaces.
- The footprint of the existing and new building is in the same area.
- Façade improvements are consistent with what was done to the old K-Mart building.
- The façade includes two shiplap towers and one tower with brick to identify the distinct tenant spaces.
- The façade improvements break up the horizontal plane of the building into individual tenant entrances / frontage.
- The building base color is light tan with darker natural colors to break up the façade and add highlights.
- The proposed building architecture is somewhat of a bridge between what is existing and the new facades in the shopping center.

The applicant has provided proposed elevations. The project proposal helps modernize an existing commercial center with updated colors, textures and elevations.

This project has the potential to set color tones and façade improvements for the center over the next 15 to 20 years.

FINDINGS

The project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed modification to the existing buildings. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment: The project site is zoned General Commercial. The project applicant is proposing façade and site improvements that modernizes the center and is consistent with other commercial developments in Lodi while still creating a center identity.

2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and does not create traffic or pedestrian hazards.* Comment: The proposal does not include any new building locations on the project site and will not create altered circulation patterns.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed new building façade improvements are visually compatible with the rest of the commercial center and neighborhood. The façade modernization will enhance the aesthetics of the commercial center and has the potential to help modernize the rest of the center buildings.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* Comment: The project design promotes visual environments that are of high aesthetic quality and variety.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* Comment: The project is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into an existing commercial facility. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site of the proposed project can be adequately served by all required utilities and public services.
6. Comment: The project is found to be categorically exempt from CEQA review under 14 CCR §15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. The project proposal does not increase the intensity of the project site.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 530 South Cherokee Lane, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.

3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. The project proponent shall provide a trash enclosure. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.
6. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
7. The applicant shall plant creeping vine or similar landscape material around the refuse enclosures to discourage and prevent graffiti.
8. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
9. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
10. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
11. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
12. No flashing, moving, animated, temporary signs or banners shall be permitted.
13. Property landscaping will be updated and replaced where necessary to meet the original project approvals.
14. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance and or occupancy. The applicant shall contact the Fire Department to arrange plan review and inspections. Inspection requests require 48 hour notification. To arrange a field inspection, please contact the Fire Department, Fire Prevention Bureau. Phone number (209) 333-6739. FAX (209) 333-6844. 2013 CFC, Section 105.6

BUILDING - General Comments:

15. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and

currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.

16. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2
17. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2016 CBC, Sections 705, Tables 601, 602, 705.8 and 716.5
18. If the occupant load for any area of the building exceeds 49, the plans shall show:
 - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
 - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back-up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
 - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2016 CBC, Section 1013.4
19. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
20. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
21. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
 - 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
 - 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3
 - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4
22. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
 - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
23. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2016 CBC, Sections 11B-227, 11B-904.4
24. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for A-2 occupancies by 2016 CPC, Table 422.1.
25. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, $\frac{3}{4}$ " stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080

26. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.
27. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3

Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2.

PUBLIC WORKS

The Public Works Department has the following comments regarding the approval of the SPARC review for the F and M Pad Building at 530 South Cherokee Lane:

28. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards, and Design and Construction Standards.
29. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
30. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
31. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
32. All existing Public Utility Easements shall be identified and labeled.
33. Prior to any work within City Right-of- Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.
34. Remove and replace all damaged or nonconforming sidewalk on the Cherokee Lane frontage in conformance with the City of Lodi Standard Plan 117, pending project valuation.
35. If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.

36. Provide an ADA accessible pathway from public sidewalk on Cherokee Lane to on-site facilities.
37. New parking lot striping shall conform to City of Lodi Standard Plan 134.
38. The trash enclosure shall conform to the Stormwater Design Standards section 3.1.4 and be wide enough to provide separate containers for recyclable materials and other solid waste.
39. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
40. Payment of the following fees prior to building permit issuance unless noted otherwise:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
 - c. Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
 - d. Encroachment permit fee.
 - e. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
41. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
 - b. County Facilities Fees.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)
42. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.
43. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.
44. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City.
45. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, February 2, 2019. Ten (10) public hearing notices were sent to all property owners of record within a 300-

foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

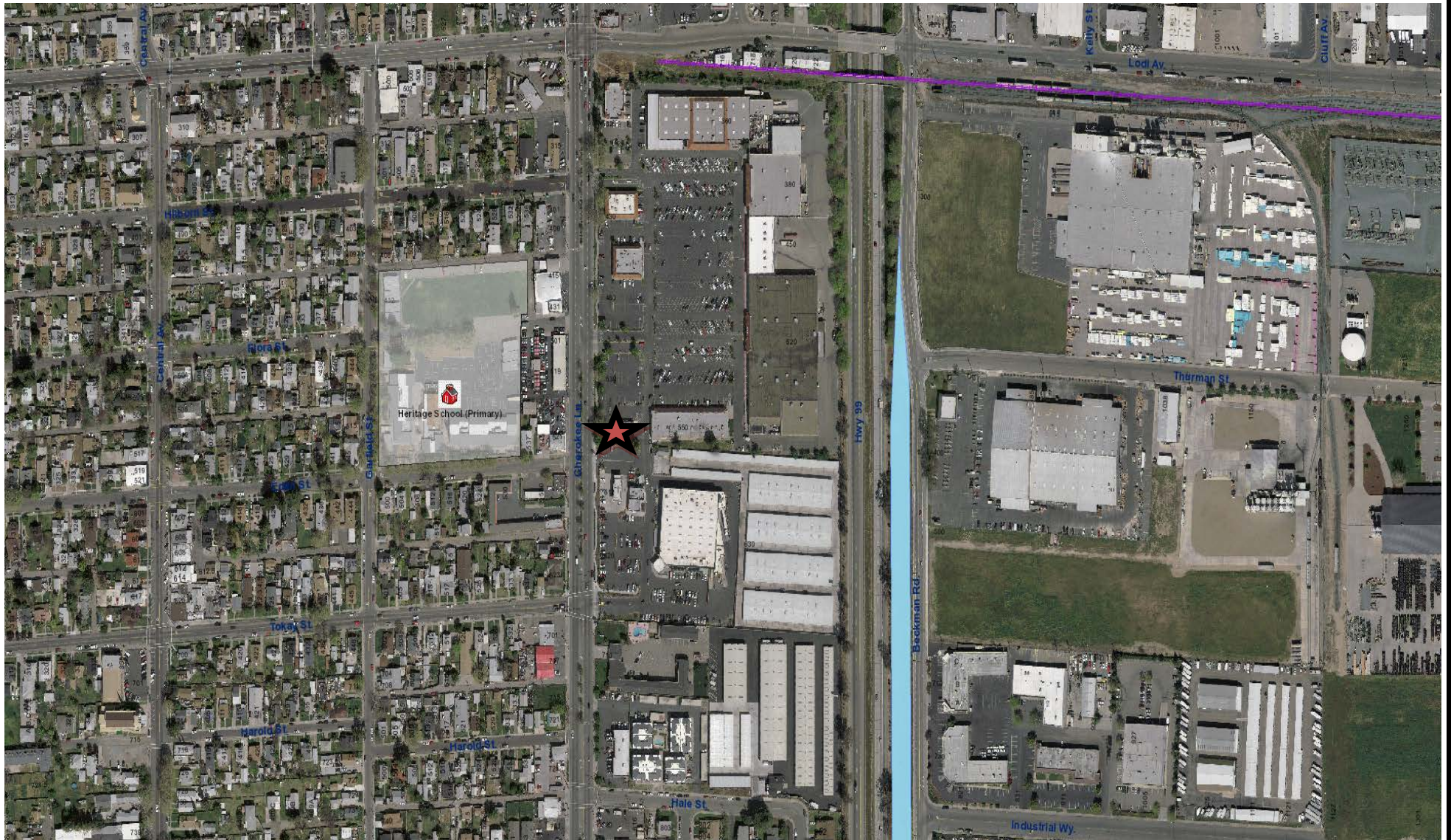
Craig Hoffman
City Planner

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Elevations

VICINITY MAP

North



South

530 South Cherokee Lane

S CHEROKEE LANE

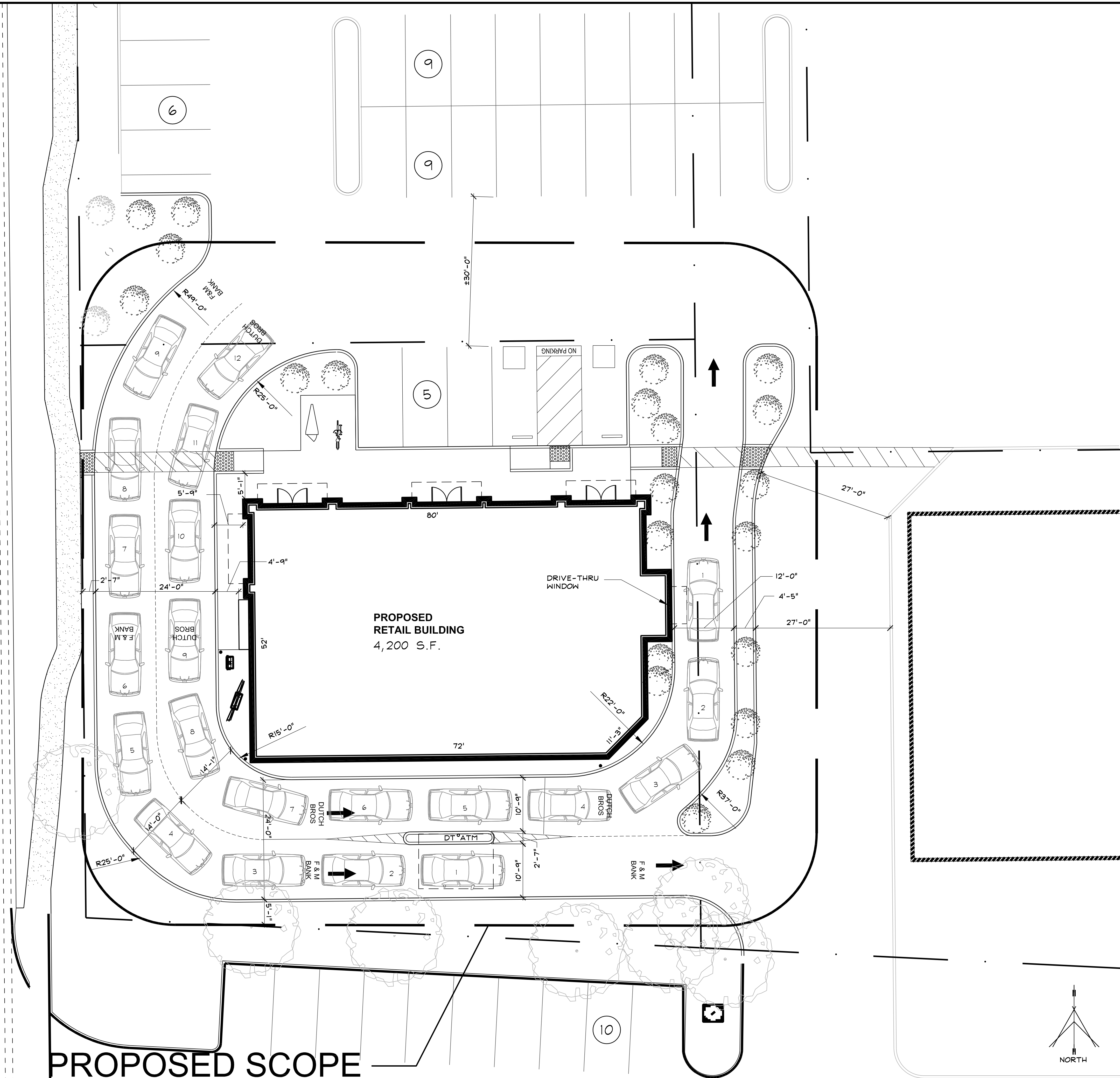
PROPOSED SCOPE
OF WORK

OVERALL SITE PLAN

SCALE: 1"=10'-0"

8

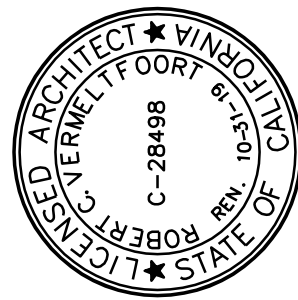
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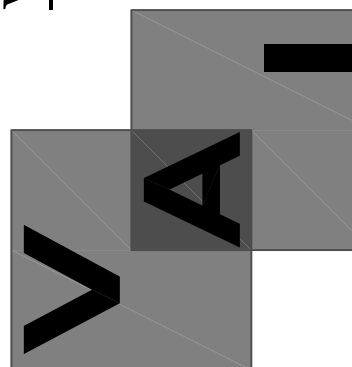
ISSUE DATE:	1-8-19
REV. DATE:	
PROJECT NO.:	18048
DRAWN BY:	RB
SHEET:	

A100

PROPOSED RETAIL BUILDING
w/ SITE IMPROVEMENTS
530 S CHEROKEE LANE
LODI, CALIFORNIA 95240
OVERALL SITE PLAN



(STAMP INVALID
UNLESS
WET-SIGNED)

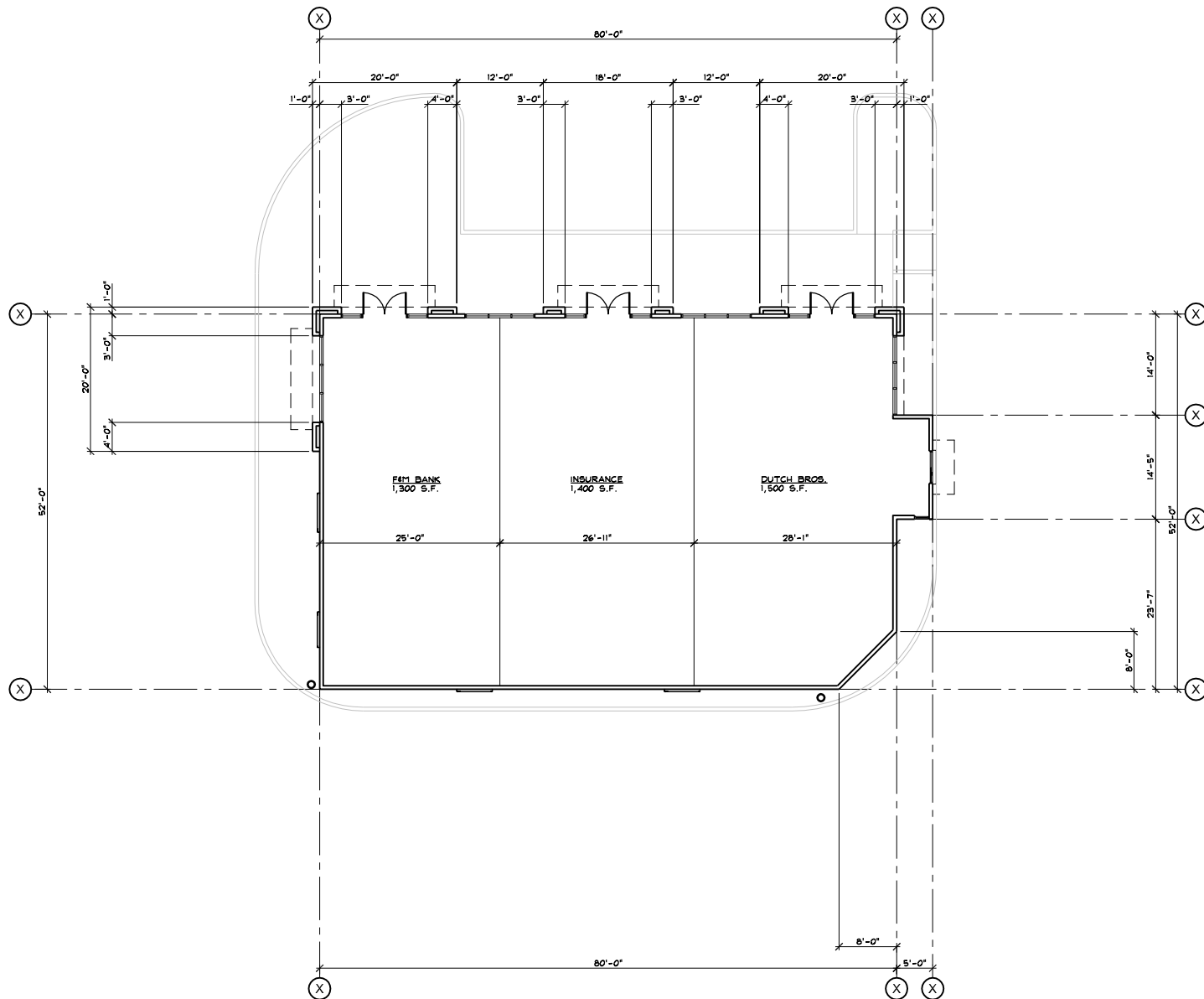


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1/14/19 SPARC



PROPOSED RETAIL BUILDING

530 S. CHEROKEE LANE
LODI, CA 95240

TOWER
PARAPET CAP

Bookwood Dark Red

Ranwick Rose Beige

Wool Skein

Trusty Tan

ACCENT STUCCO

THIN BRICK VENEER
HC MUDDOX - "RAILROAD BLEND"



SIDING

FIELD STUCCO

PARAPET CAP/
CANOPY

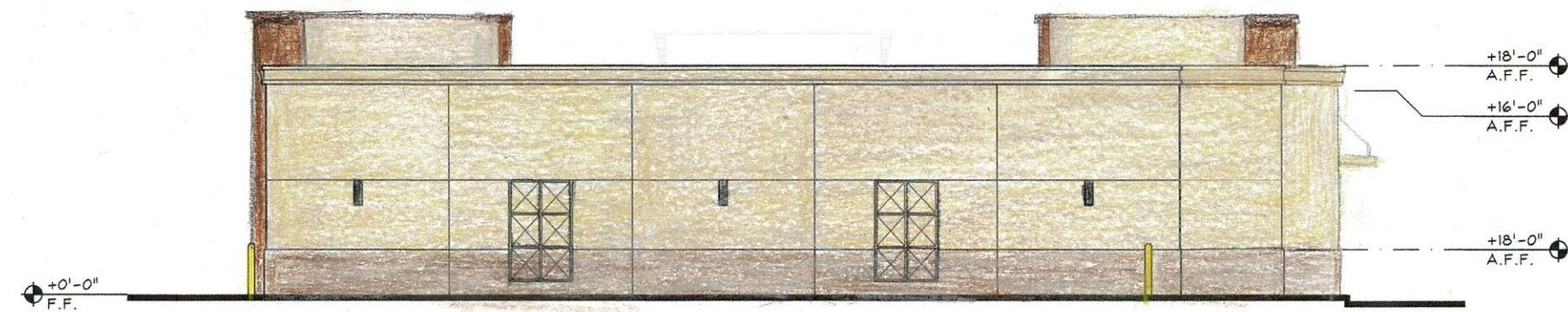
VERMELTFOORT ARCHITECTS, INC
8525 N. CEDAR AVE, SUITE 106
FRESNO, CA 93720
(559) 432-6744



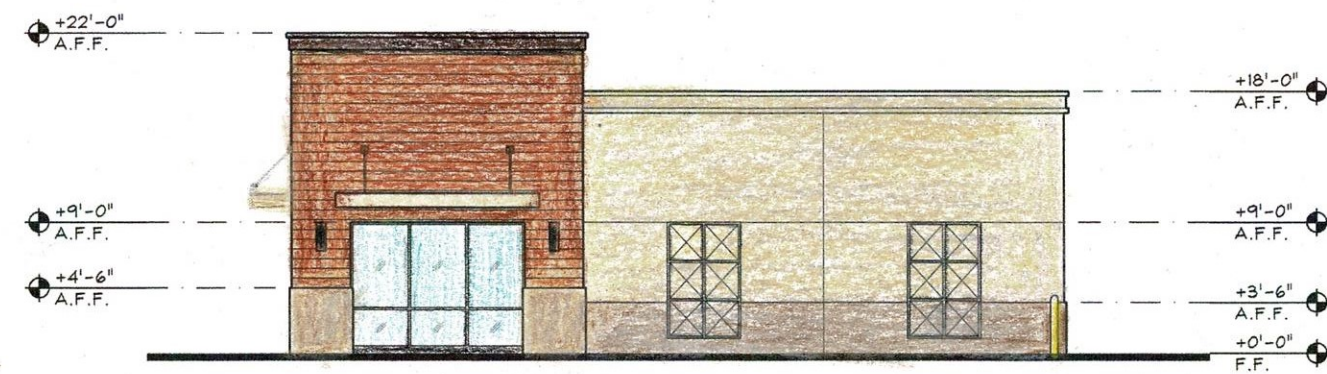
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION